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Redevelopment Board Minutes 06/11/2007

Arlington Redevelopment Board
Minutes of June 11, 2007

Members Present:

Christopher Loret
Roland Chaput
Ed Tsai
Andrew West
Bruce Fitzsimmons

Also Present:

Kevin J. O'Brien
David Berry
Laura Wiener
Joey Glushko

Roland Chaput called the meeting to order at 7:05 and asked Kevin O'Brien to explain the request before the Board.

Kevin O'Brien explained that Symmes Redevelopment Associates (SRA) has asked Board approval to allow an equity partner to join SRA. He introduced Jake Upton from SRA and his attorney Ed Saxe, and Bob McCullough from JPI who wants to become a partner in SRA. The Board also had Jonathan Book, its attorney at the meeting. Kevin O'Brien explained that SRA has given the Board a proposed vote which included language about the board reviewing the documents that govern the partnership between E. A. Fish and JPI.

The Board asked questions of the parties to understand the nature of the relationship between the parties and to assure that all existing obligations of the Symmes Redevelopment Associates will be met. Jake Upton and Bob McCullough explained that E. A. Fish is the Manager (in a corporate sense) of the partnership and has hired JPI to do the day to day management of the project. Jake Upton will be pursuing the development of the medical office building. They explained that JPI will own 72% of the partnership and will have the option of purchasing E. A. Fish's 28% interest, but not until the construction is complete. Bob McCullough reiterated that while they will develop the development as a rental project, if it makes sense to sell the units, they will sell them and they will first look at the market about six months before occupancy of units to decide whether to rent or sell the units.

The Board then turned its attention to the proposed vote. Ed Tsai asked if our attorney was satisfied with the language of the vote. Jonathan Book indicated that he was, but Bruce Fitzsimmons said that he felt the language implied that the Board also approved the partnership arrangement between E. A. Fish and JPI. The Board considered some language changes, but did not find satisfactory language for all.

Kevin O'Brien pointed out that the Board had a meeting scheduled for Wednesday night where they planned to attend the Open Space Forum. The Board decided to put off the vote until Wednesday and asked its attorney to review the Fish / JPI agreements.

Kevin O'Brien pointed out that Ed Fish had requested some other Board approvals and said that the Board could not do all of them tonight. Chris Loret moved that the Board approve JPI Construction Services as the contractor for the project. Ed Tsai seconded the motion and after a short discussion, the Board voted 5 to 0 in favor.

The Board then discussed the Planning Dialog. The Board reviewed a long list of proposals, a draft vision statement and an example of new photos of Mass. Ave. commercial development to compare to some old photos of the same buildings. Board and staff brainstormed ideas about effective actions that they would like to see done. Some of the ideas expressed are : green development review in EDR criteria, continuing relationship with business community, focus on Mass. Ave. as community spine, more parking, better signs, relationship with commercial building owners, green space for people to meet, trees and benches along Mass. Ave., public transit, transportation

Adjourn at 10:30.

Respectfully submitted,
Kevin J. O'Brien